



VERITY
FREARSON

1 THE GREEN, COWTHORPE, LS22 5FJ

£750,000

I THE GREEN,

Cowthorpe, LS22 5FJ

A beautifully presented and modern detached home, built in 2022, forming part of an exclusive development of just five homes. The property is situated in the charming village of Cowthorpe and occupies a delightful position overlooking a communal green.

This substantial family home offers spacious and versatile accommodation arranged over two floors, including three reception rooms and a stunning living kitchen on the ground floor, together with five double bedrooms and four bathrooms on the first floor. The property also benefits from a boarded loft, garden office, garage, carport, extensive gardens and driveway parking.

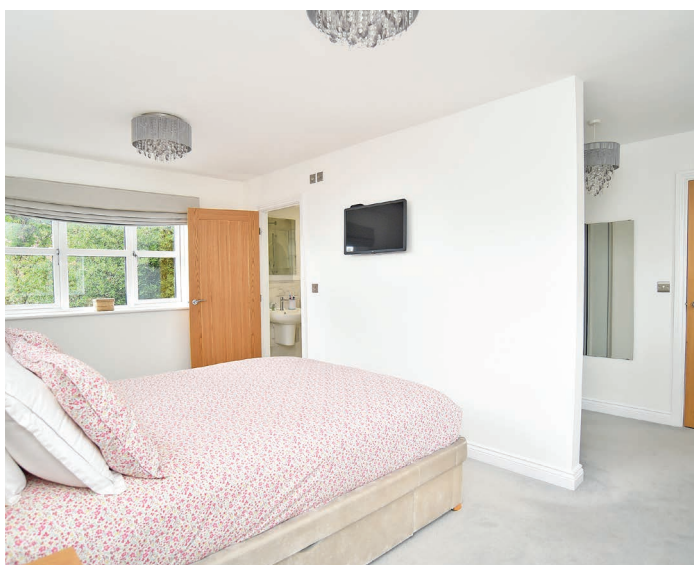


Living Kitchen · Sitting Room · Family Room · Cloakroom · Utility

5 Bedrooms · 2 En-Suites · Bathroom · Loft

Ample Off-Road Parking · Garage · Car Port · Electric Vehicle Charge Point · Garden Office







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large reception room with woodburning stove and glazed doors leading to the garden. Oak flooring.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and glazed bi-folding doors leading to the garden. The kitchen comprises a range of David Charles Ash wood painted fitted units with Quartz worktop and breakfast bar, induction hob, double oven, integral Bosch appliances, fridge freezer, dishwasher and Franke boiling tap.

FAMILY ROOM

A further reception room with windows on three sides.

CLOAKROOM

With WC and basin.

UTILITY

With fitted units, worktop and sink. Integrated washing machine.

FIRST FLOOR

BEDROOM ONE

A double bedroom with dressing area and ensuite.

ENSUITE

A white suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM TWO

A double bedroom with ensuite.

ENSUITE

With WC, basin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM THREE

A good-sized double bedroom.

BEDROOM FOUR

A double bedroom with fitted wardrobes.

BEDROOM FIVE

A double bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, basin, bath and shower. Tiled walls and floor. Heated towel rail.

LOFT

A pull-down ladder provides access to the boarded loft, providing useful storage space.

GARDEN OFFICE

A fully insulated garden office with light and power, providing a useful work-from-home space.

FLOOR PLAN



Total Area: 186.2 m² ... 2005 ft² (excluding garage, car port)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

The property occupies a generous plot with attractive lawned garden and extensive paved outdoor entertaining space. A generous drive provides ample parking and leads to a carport and garage with electric vehicle charging point. There are also two useful timber garden sheds.

Agents Note

- The property has the benefit of an air source heat pump heating system.
- Freehold.
- A service charge of £75 per calendar month is payable to cover the cost of maintaining the communal green space and gardens.
- Built in 2022 and sold with the remainder of a 10-year builder's warranty.
- Underfloor heating throughout the ground floor.

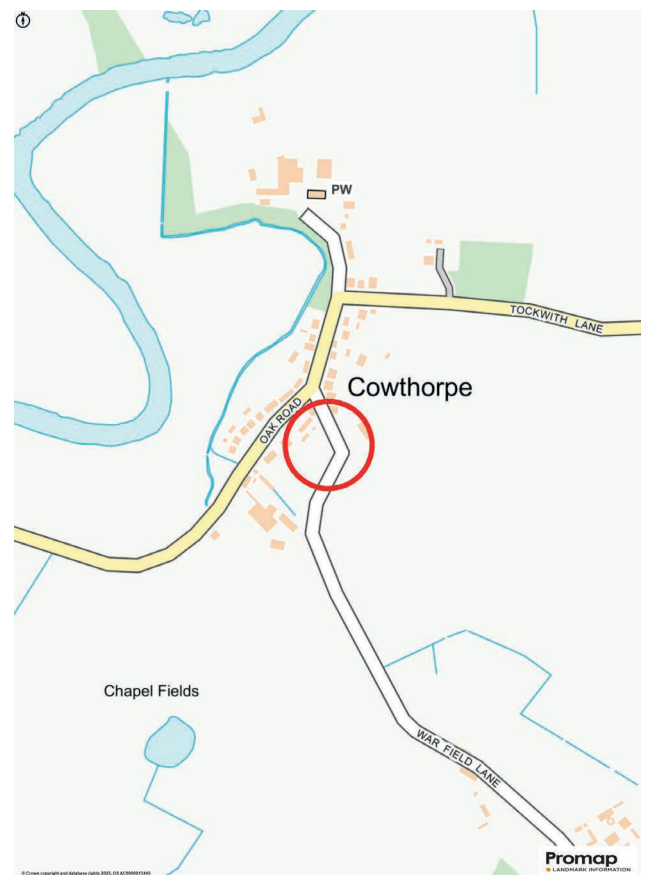
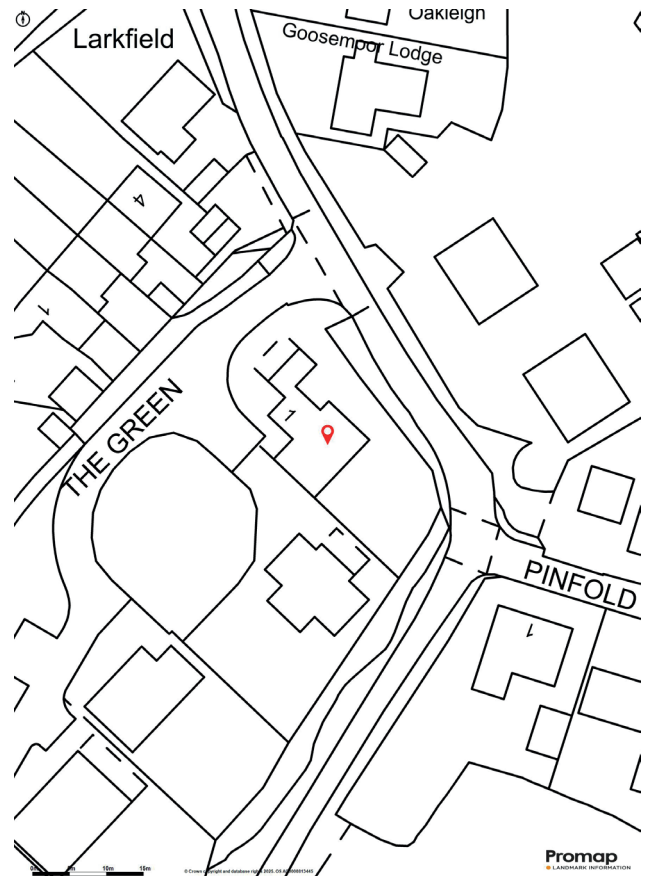
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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